



City of Seattle

Gregory J. Nickels, Mayor
Department of Design, Construction and Land Use
Diane Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2400078
Applicant Name: Swedish Medical Center
Address of Proposal: 747 Broadway

SUMMARY OF PROPOSED ACTION

Council Land Use Action for the adoption of a new Major Institution Master Plan for Swedish Medical Center – First Hill Campus. The proposed Master Plan includes the retention of the existing Major Institution Overlay, bounded by Boren Avenue, Broadway, Madison Street and James Street. A block bounded by James Street, Cherry Street, Minor Avenue and Broadway would be rezoned from MIO-70 to MIO-105. Another block bounded by Marion Street, Minor Avenue, Columbia Street and Boren Avenue would also be rezoned from MIO-90 and MIO-240 to MIO-160. A street vacation is proposed for a portion of Boylston between Marion Avenue and Broadway. An alley vacation is also proposed for the block bounded by Columbia Street, Cherry Street, Boren Avenue and Minor Avenue. Approximately 1,470,000 square feet of new building area is proposed, following the demolition of approximately 520,000 square feet of existing structures. Approximately 1500 new parking spaces will be provided.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code (SMC)

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☒ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

Swedish Health Center – First Hill Campus is a Major Institution as regulated under SMC 23.69. The site is bounded by Boren Avenue to the west, Madison Street to the north, Broadway to the east and James Street to the south. The current Major Institution Master Plan for Swedish was adopted by Ordinance in November, 1994. A new Major Institution Master Plan is proposed for the Institution. The boundaries of the Institution are not proposed to be expanded, however numerous projects are proposed including:

- An alley vacation in the block bounded by Columbia Street, Cherry Street, Borne Avenue and Minor Avenue
- A street vacation of a portion of Boylston Avenue between Marion Street and Broadway
- A change in the existing Major Institution Overlay zone from MIO-70 to MIO-105, with no change to the underlying zoning of NC3-85, on a site bounded by James Street, Cherry Street, Minor Avenue and Broadway
- A change in the existing Major Institution Overlay zone to change a split zone of MIO-90 and MIO-240 to MIO-160, on a site with underlying zoning of HR with a 160 foot height limit.
- Demolition of approximately 520,000 square feet of existing structures, currently housing hospital services
- Construction of approximately 1,470,000 square feet of new hospital related structures within the Major Institution boundaries
- Construction of approximately 1,500 new parking spaces to serve the additional square feet
- Potential for construction of approximately 270,000 square feet of additional facilities, depending on funding

ANALYSIS - SEPA

The Department has determined this proposal is likely to have significant adverse impact on Traffic and Transportation. The following elements of the environment shall be discussed in an Environmental Impact Statement (EIS):

Traffic and Transportation

The Director has determined that impacts associated with this proposal may generate significant adverse traffic and transportation impacts; therefore, resulting in a determination of significance and the need for an EIS. A traffic impact analysis will be the primary element of such an EIS. The analysis is expected to examine background traffic volumes, trip generation, trip distribution, trip assignment associated with the proposal, and study impacted intersections in the surrounding area. The final scope of the EIS and the traffic analysis will not be determined until completion of the scoping period that begins with the publication of this determination.

Other Elements of the Environment

As the project is subject to SEPA review, other elements of the environment such as impacts due to, construction, land use, historic preservation and other environmental effects will be required. The Department has determined this proposal is not likely to have significant adverse impacts on other SEPA elements, but may have adverse impacts, which need to be disclosed, analyzed and potentially mitigated. Additional elements may be included as a result of comments received during the scoping period.

Alternatives

The EIS shall discuss reasonable alternatives including, but not limited to, the proposed project, one or more design alternatives and no action. Reasonable alternatives shall include actions that could feasibly attain or approximate a proposal's objective, but at a lower environmental cost. The design alternatives would consist of proposals with less overall square footage and/or a different mixture of uses. The no action alternative would examine impacts as if there was no project.

DECISION - SEPA

The responsible official on behalf of the lead agency made this decision after review of SEPA checklist, environmental information available to department and the applicant's Master Use Permit application. This constitutes the Threshold Determination and form.

The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [X] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

Signature: _____ (signature on file) Date: May 6, 2004
Michael Jenkins, Land Use Planner
Department of Planning and Development
Land Use Services

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